

**CITY OF NEW YORK
DEPARTMENT OF HOUSING PRESERVATION AND DEVELOPMENT**

Notice of Adoption of Amendments to Rules for Providing Stove Knob Covers

Notice is hereby given that pursuant to the authority vested in the Commissioner of the Department of Housing Preservation and Development ("HPD") by sections 1043 and 1802 of the New York City Charter ("City Charter") and sections 27-2046.4 and 27-2090 of the New York City Administrative Code, HPD is adopting amendments to Chapter 55 of Title 28 of the Rules of the City of New York, concerning providing stove knob covers for gas stoves in multiple dwellings. A public hearing was held on May 5, 2022.

Statement of Basis and Purpose

Administrative Code section 27-2056.4 provides that owners of multiple dwellings must annually inform tenants that they may request stove knob covers for gas stoves. Recent amendments to section 27-2056.4 by Local Law 44 of 2022, added that tenants may request either stove knob covers, or permanent stove safety knobs with integrated locking mechanisms.

Tenants must affirmatively request either device in writing to the owner after receiving the required annual notice. The owner does not have to provide either the stove knob covers or the permanent stove safety knobs if there is no such available device for the stove, if the owner has already fulfilled two requests for replacement of such devices within the previous year, or if the owner has not received a request for installation of such devices.

Owners must keep a record of providing the annual notice, written tenant responses, units for which devices were provided, and a list of requests for such devices. Owners must also document where requests were made for stove knob covers or permanent stove safety knobs with integrated locking mechanisms but not provided because there was no such available device for the stove.

New material is underlined.
[Deleted material is in brackets.]

"Shall" and "must" denote mandatory requirements and may be used interchangeably in the rules of this department, unless otherwise specified or unless the context clearly indicates otherwise.

Section one. Section 55-01 of chapter 55 of title 28 of the rules of the city of New York is amended to read as follows:

§55-01 Records.

An owner must keep a record of the following documents for five years, and produce such documents upon request of the Department:

[(1) a documented notification of refusal of stove knob covers tenants;]

[(2)] (1) documentation of annual notification to tenants [attempts] by the owner to make stove knob covers or permanent stove safety knobs with integrated locking mechanisms available for

apartments [where the owner knows or reasonably should know that a child under age six resides, for which the tenant did not return the annual notice to the owner];

[(3)] (2) a list of units for which stove knob covers or permanent stove safety knobs with integrated locking mechanisms were made available;

[(4)] (3) a list of [tenants who requested] written requests received from units for stove knob covers or permanent stove safety knobs with integrated locking mechanisms and attempts to make them available;[.]

[(5)] (4) a list of units where, after written request by the tenant, stove knob covers or permanent stove safety knobs with integrated locking mechanisms could not be made available for the particular stove in the unit, with documented proof that compatible knob covers or permanent stove safety knobs with integrated locking mechanisms for such stove are unavailable or that the stove was not a gas-powered stove.

§55-02 Annual Notice.

On or prior to [January 5, 2019, and every year, thereafter] January 16th annually, an owner of a unit in a multiple dwelling, other than a dwelling unit in a multiple dwelling owned as a condominium or cooperative and used as the primary residence of such owner, must provide an annual notice to each tenant of a unit with a gas-powered stove regarding the owner's obligation to provide stove knob covers or permanent stove safety knobs with integrated locking mechanisms pursuant to New York City Administrative Code section 27-2046.4(a). [Such notice may be combined with other annual notices required to be provided to tenants.] Such notice must provide the following information:

ENGLISH VERSION:

ANNUAL NOTICE REGARDING INSTALLATION OF STOVE KNOB COVERS OR PERMANENT STOVE SAFETY KNOBS WITH INTEGRATED LOCKING MECHANISMS

The owner of this building is required, by Administrative Code §27-2046.4(a), to provide stove knob covers or permanent stove safety knobs with integrated locking mechanisms for each knob located on the front of each gas-powered stove to tenants in each dwelling unit in which a child under six years of age resides when requested to do so in writing by the tenant, unless there is no available stove knob cover or permanent stove safety knobs with integrated locking mechanisms that is compatible with the knobs on the stove. Tenants may [refuse] request stove knob covers or permanent stove safety knobs with integrated locking mechanisms by marking the appropriate box on this form. Tenants may also request stove knob covers or permanent stove safety knobs with integrated locking mechanisms even if they do not have a child under age six residing with them, by marking the appropriate box on this form. The owner must make the stove knob covers available within 30 days of [this notice] the written request by the tenant. Please also note that an owner is only required to provide replacement stove knob covers or permanent stove safety knobs with integrated locking mechanisms twice within any one-year period. You may request [or refuse] stove knob covers or permanent stove safety knobs with integrated locking mechanisms by checking the appropriate box on the form below, and by returning it to the owner at the address provided. [If you do not refuse stove knob covers in writing, the owner will attempt to make them available to you.]

Please complete this form by checking the appropriate box, filling out the information requested, and signing. Please return the form to the owner at the address provided by (INSERT DATE):

Yes, I want stove knob covers or replacement stove knob covers for my stove [, and I have a child under age six residing in my apartment].

Yes, I want [stove knob covers or replacement stove knob covers] permanent stove safety knobs with integrated locking mechanisms for my stove[, even though I do not have a child under age six residing in my apartment].

There is a child under age six residing in my apartment:

YES [No, I DO NOT want stove knob covers for my stove, even though I have a child under age six residing in my apartment.]

NO [No, I DO NOT want stove knob covers for my stove. There is no child under age six residing in my apartment.]

_____ (Tenant Signature _____) (DATE)

Print Name, Address, and Apartment Number:

Return this form to: (Owner address): _____

한국어:

스토브 손잡이 덮개 또는 일체형 잠금 장치가 딸린 스토브 영구 안전 손잡이 설치에 관한 연례 통지

본 건물의 소유주는 행정법 §27-2046.4(a)에 따라 6 세 미만 아동이 거주하고 있는 가구의 세입자가 서면으로 요청하면 각 가스 스토브 전면에 위치한 손잡이마다 스토브 손잡이 덮개 또는 일체형 잠금 장치가 딸린 스토브 영구 안전 손잡이를 세입자에게 제공해야 합니다. 단 스토브의 손잡이에 맞는 스토브 손잡이 덮개 또는 일체형 잠금 장치가 딸린 스토브 영구 안전 손잡이가 있을 때에 한합니다. 세입자는 본 양식의 해당 칸에 표시하여 스토브 손잡이 덮개 또는 일체형 잠금 장치가 딸린 스토브 영구 안전 손잡이를 [거부] 요청할 수 있습니다. 세입자는 또 함께 사는 6 세 미만 아동이 없어도 본 양식의 해당 칸에 표시하여 스토브 손잡이 덮개 또는 일체형 잠금 장치가 딸린 스토브 영구 안전 손잡이를 요청할 수 있습니다. 소유주는 세입자가 서면으로 [본 통지]를 요청하면 30 일 이내에 스토브 손잡이 커버를 제공해야 합니다. 소유주는 1 년에 두 차례만 스토브 손잡이 덮개 또는 일체형 잠금 장치가 딸린 스토브 영구 안전 손잡이를 제공할 의무가 있습니다. 세입자는 아래 해당하는 칸에 체크한 후 제시된 주소로 소유주에게 발송하면 스토브 손잡이

덮개 또는 일체형 잠금 장치가 딸린 스토브 영구 안전 손잡이를 요청[또는 거부]할 수 있습니다. [세입자가 서면으로 스토브 손잡이 덮개를 거부하지 않으면 소유주는 덮개를 제공해 드리려고 합니다.]

해당하는 칸에 체크하고 요청받은 사항을 기재한 후 서명하여 이 양식을 작성해 주십시오. 양식은 (일자 삽입)까지 소유주에게 해당 주소로 발송해 주십시오.

예, 제 스토브에 스토브 손잡이 덮개 또는 새 손잡이 덮개가 필요합니다 [또 제 아파트에 6세 미만 아동이 함께 거주 중입니다].

예, [제 아파트에 함께 거주 중인 6세 미만 아동은 없지만] 제 스토브에 [스토브 손잡이 덮개 또는 새 스토브 손잡이 덮개] 일체형 잠금 장치가 딸린 스토브 영구 안전 손잡이가 필요합니다.

제 아파트에 6세 미만 아동이 있습니다.

예 [아니요, 제 아파트에 6세 미만 아동이 함께 거주 중이지만 스토브에 스토브 손잡이 덮개는 필요 없습니다.]

아니요 [스토브에 스토브 손잡이 덮개는 필요 없습니다. 제 아파트에 6세 미만 아동은 없습니다.]

_____ (세입자 서명) _____ (일자)

이름(인쇄체), 주소, 아파트 호수:

양식 보낼 곳: (소유주 주소): _____
